

**Galashiels**

Call 01896 758311

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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**81 Victoria Street,  
Galashiels,**  
TD1 1HH

**Guide Price £75,000**



81 Victoria Street is ideally situated in a highly convenient residential location, just a short distance from the town centre and railway station. This ground floor flat offers well-presented accommodation comprising an open-plan kitchen and lounge area, a bathroom, and a double bedroom with an additional adjoining room, ideal for use as a study or dressing room. Externally, the property benefits from a piece of garden to the rear and on-street parking. Further features include newly installed front windows and a new front door.



# 81 Victoria Street, Galashiels,

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Entrance Hall  
Lounge/Open Plan Kitchen  
Double Bedroom  
Study/ Dressing Room  
Bathroom

Gas Central Heating  
Double Glazing

Shared Garden  
On Street Parking



### Location

Situated on the Gala Water in rolling Borders countryside, Galashiels is a bustling town with a population of around 14,000 people and was voted the happiest place to live in Scotland in 2019. The town boasts a great selection of shops, restaurants, cafes, offering the best in Scottish fayre. Known for its rich textile heritage, the town is home to many historic mills and factories that played a significant role in the development of the Scottish textiles industry and the Great Tapestry of Scotland is now located in a new visitor centre in the town centre. The town is also known for its annual Braw Lads' Gathering, a fantastic celebration of its history and traditions that takes place in late June/early July each year. Its central location makes it a popular destination for visitors to the Scottish Borders, with easy access to nearby attractions such as Abbotsford House, the Borders Railway, and the stunning countryside that surrounds the town. Galashiels is a popular destination for walkers and cyclists, with the Southern Upland Way running through the area. Overall, Galashiels offers a unique blend of history, culture and natural beauty, making it a fascinating place to visit or call home.

### Fixtures & Fittings

The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings.

### Services

Mains drainage, water, gas and electricity. Gas Central Heating.

### EPC

D

### Council Tax Band

A

### Viewing

Strictly by appointment with the Selling Agent

### Entry

By mutual agreement.



Interested in this property?  
**Call 01896 758311**

27 Market Street,  
Galashiels, TD1 3AF  
Phone: 01896 758311  
Fax: 01896 758112  
Email: gala@cullenkilshaw.com

Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
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Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



**81 Victoria Street, Galashiels**

Approximate Gross Internal Area = 44.2 sq m / 476 sq ft

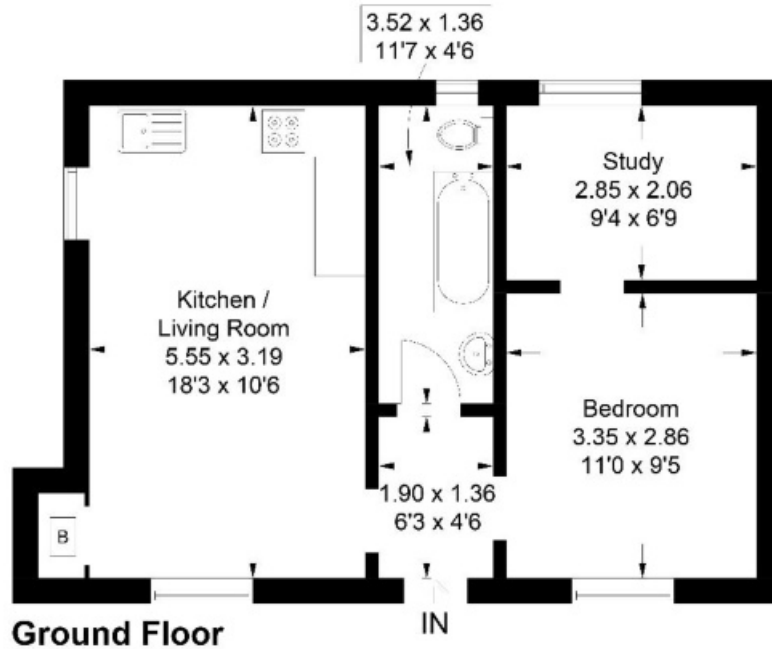


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1290230)

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.